

Type 1

Fire Risk Assessment

Date of Assessment
16 January 2024

Date Issued to Client
16 January 2024

Recommended Reassessment Date
16 January 2027

Property Assessed

Canton Court, Johnston road, 16-31, Street,
Town, N8 9BG

UPRN

abcd1266-5

Property Classification

Level 3

Property Designation

Educational Facility

Risk Rating

Moderate



Client Organisation

ZZ Demo Housing Group

Responsible Person (RP)

ZZ Demo Housing Group

Responsible Person's Address

Head Office, High Street, London EC1M 5XX

Fire Risk Assessment Company

Môn Fire Management Ltd

Assessment Completed by

Deepthi Surveyor *

Assessment Checked by

Deepthi Beta *

Assessment Approved by

Deepthi Beta *

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Provided by Môn Fire Management Ltd for ZZ Demo Housing Group

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1. Executive Summary

1.1 Compliance and Risk Record

Following this fire risk assessment, it is considered that the risk to life from fire at these premises is:

		CONSEQUENCE ▼		
		Slight Harm	Moderate Harm	Extreme Harm
LIKELIHOOD ▶	Low	Trivial risk	Tolerable risk	Moderate risk
	Medium	Tolerable risk	Moderate risk	Substantial risk
	High	Moderate risk	Substantial risk	Intolerable risk

On satisfactory completion of all remedial works the risk rating of this property may be reduced to: **TOLERABLE RISK**

1.2 Risk Level Definitions

In this context, a definition of the above terms is as follows:

Likelihood: Medium

Normal fire hazards (e.g. potential ignition sources) for this type of occupancy, with fire hazards generally subject to appropriate controls (other than minor shortcomings).

Consequence: Moderate Harm

Outbreak of fire could foreseeably result in injury (including serious injury) of one or more occupants, but is unlikely to result in multiple fatalities.

Current Risk Rating: Moderate

It is essential that efforts are made to reduce the risk. Risk reduction measures should be implemented within a defined time period. Where moderate risk is associated with consequences that constitute extreme harm, further assessment might be required to establish more precisely the likelihood of harm as a basis for determining the priority for improved control measures.

Potential Risk Rating: Tolerable

No major additional controls required. However, there might be a need for improvements that involve minor or limited cost.

1.3 Evacuation Strategy

Evacuation strategy for this property at time of assessment	Simultaneous Evacuation
Recommended evacuation strategy for this property	Simultaneous Evacuation
Notes	The temporary Simultaneous Evacuation strategy is considered appropriate whilst identified defects remain outstanding, however, when these have been resolved the premises should revert to the original fire safety design Stay Put strategy, following a satisfactory review of this fire risk assessment. Until then the temporary Simultaneous Evacuation strategy should remain in place.



1.4 Recommendation Summary

Priority	Number of Recommendations Not Complete		
	From Previous Assessments	From this Assessment	From All Assessments at Report Print Date
U	0	1	1
A	0	1	1
B	0	1	1
C	0	2	2
R	0	1	1
Man1	0	2	2
Man2	0	4	4
Man3	0	0	0
ManR	0	1	1
Totals	0	13	13

Note: See section 3.3 for the timescales associated with each priority in the table above.





1.5 Fire Safety Systems Inventory

Assets	
Disabled evacuation aids	Yes
Emergency lighting	Yes
Evacuation alert system	Yes
Extinguishers	Yes
Fire alarm system	Yes
Fire blankets	Yes
Fire mains	Yes
Hose reels	Yes
Lifts for fire safety uses	Yes
Lightning protection	Yes
Smoke control system	Yes
Sprinkler system	Yes



2. Action Plan

2.1 Recommendations from this Assessment

Details	Comments / Recommendations	
Question: L.6a Section: Flat Entrance/Residents' Bedroom/Bedsit Doors Action ID: 706137 Quantity: Known (1); Potential (3) Priority: U	Comments: SELECT AND EDIT Recommendations: SELECT AND EDIT Due date: 17/01/2024 Client status: Unassigned	
Question: O.2a Section: Fire Safety Signs and Notices Action ID: 706140 Quantity: Known (2); Potential (3) Priority: Man1	Comments: SELECT AND EDIT Recommendations: SELECT AND EDIT Due date: 16/02/2024 Client status: Unassigned	
Question: O.8 Section: Fire Safety Signs and Notices Action ID: 706141 Quantity: Known (2); Potential (4) Priority: Man1	Comments: SELECT AND EDIT Recommendations: SELECT AND EDIT Due date: 16/02/2024 Client status: Unassigned	
Question: G.1 Section: House-Keeping Action ID: 706134 Quantity: Known (N/A); Potential (N/A) Priority: A	Comments: The common area shows no evidence of regular cleaning. Recommendations: Arrangements should be put in place to ensure the common area is regularly cleaned to prevent the build up of combustible items. Due date: 16/01/2025 Client status: Unassigned	



Details	Comments / Recommendations
<p>Question: Y.3</p> <p>Section: Gas Services</p> <p>Action ID: 706143</p> <p>Quantity: Known (2); Potential (2)</p> <p>Priority: B</p>	<p>Comments: Gas meters and supply pipework were located within the electrical cupboard but were insufficiently separated from the electrical equipment by fire-resisting construction or by distance in accordance with BS 6891 (required to be at least 150mm from electricity meters and associated excess current controls, electrical switches or sockets, distribution boards or consumer units; and at least 25mm away from electricity supply and distribution cables).</p> <p>Recommendations: The mains gas pipework/and or meter apparatus located within the common escape route as noted should be rerouted externally. If this is not possible it should be enclosed to 30 minutes fire resisting standard and any vents provided should not open into the common areas.</p> <p>Due date: 16/01/2026 Client status: Unassigned</p>



Details	Comments / Recommendations
<p>Question: A.2</p> <p>Section: Electrical Ignition Sources</p> <p>Action ID: 706132</p> <p>Quantity: Known (N/A); Potential (N/A)</p> <p>Priority: Man2</p>	<p>Comments: The fixed electrical installation does not appear to have been tested within the last five years as the test sticker is out of date. Date of last test:- XX</p> <p>Recommendations: Management should confirm/ensure that the common area fixed electrical installation has been inspected and tested within the last five years in accordance with BS 7671:2018 (as amended).</p> <p>Due date: 16/01/2026 Client status: Unassigned</p>



Details	Comments / Recommendations
<p>Question: K.20</p> <p>Section: Means of Escape</p> <p>Action ID: 706136</p> <p>Quantity: Known (N/A); Potential (N/A)</p> <p>Priority: Man2</p>	<p>Comments: The temporary Simultaneous Evacuation strategy is considered appropriate whilst identified defects remain outstanding, however, when these have been resolved the premises should revert to the original fire safety design Stay Put strategy, following a satisfactory review of this fire risk assessment. Until then the temporary Simultaneous Evacuation strategy should remain in place.</p> <p>Recommendations: Management should change to a 'Stay Put' strategy for the property. The change in evacuation strategy is conditional on any/all other relevant actions related to compartmentation and means of escape within this FRA being completed within their specified time frames. Management should ensure all residents are informed of the change in evacuation strategy. See O.1.</p> <p>Due date: 16/01/2026 Client status: Unassigned</p>



Details	Comments / Recommendations
Question: P.5 Section: Means of Giving Warning in Case of Fire Action ID: 706144 Quantity: Known (2); Potential (3) Priority: Man2	<p>Comments: All flats were sampled and adequate Grade D LD3 smoke alarms were noted within the flat entrance halls.</p> <p>Recommendations: Flats not sampled at the time of this inspection should be checked to confirm provision and working condition of at least Grade D LD3 smoke alarm systems to BS 5839-6:2019. An ongoing rolling programme of checks should be confirmed to be in place. If new systems are required to be installed these should be to Grade D1 LD2 standard.</p> <p>Due date: 16/01/2026 Client status: Unassigned</p>



Details	Comments / Recommendations
Question: P.5a Section: Means of Giving Warning in Case of Fire Action ID: 706142 Quantity: Known (1); Potential (2) Priority: Man2	<p>Comments: SELECT AND EDIT</p> <p>Recommendations: SELECT AND EDIT</p> <p>Due date: 16/01/2026 Client status: Unassigned</p>

Details	Comments / Recommendations
Question: B.2 Section: Smoking Policies Action ID: 706133 Quantity: Known (N/A); Potential (N/A) Priority: ManR	<p>Comments: There would appear to be no policy in place to prevent or restrict smoking within the premises.</p> <p>Recommendations: Management should confirm/ensure that a policy is in place to disallow smoking in common areas and restrict smoking to within residents private rooms or in a designated external area only.</p> <p>Due date: 16/01/2026 Client status: Unassigned</p>



Details	Comments / Recommendations
Question: H.1 Section: Contractors Action ID: 706135 Quantity: Known (N/A); Potential (N/A) Priority: C	<p>Comments: From information gathered on site, fire safety conditions are not imposed on outside contractors.</p> <p>Recommendations: Management should confirm/ensure that fire safety conditions are imposed on outside contractors when working on the premises.</p> <p>Due date: 16/07/2026 Client status: Unassigned</p>



Details	Comments / Recommendations
Question: O.1a Section: Fire Safety Signs and Notices Action ID: 706139 Quantity: Known (0); Potential (2) Priority: C	Comments: SELECT AND EDIT Recommendations: SELECT AND EDIT Due date: 16/07/2026 Client status: Unassigned

Details	Comments / Recommendations
Question: L.7a Section: Flat Entrance/Residents' Bedroom/Bedsit Doors Action ID: 706138 Quantity: Known (0); Potential (1) Priority: R	Comments: SELECT AND EDIT Recommendations: SELECT AND EDIT Due date: Unlimited Client status: Unassigned



3. Introduction

3.1 Limitations of this Assessment

Scope

This fire risk assessment (FRA) has been undertaken based on the Fire Risk Assessment Company's understanding of the building's current design, use, fire strategy and evacuation procedures. It provides an assessment of the risk to life from fire and does not address building or property protection, or business continuity. This report is not an assurance against risk and is based on the best judgement of the Fire Risk Assessment Company.

This FRA may rely on information supplied by others and no liability is accepted for the accuracy of such information. Where information has been provided (e.g. regarding corporate policies and procedures or systems maintenance) this will be considered as confirming compliance unless evidence to the contrary is found during the assessment.

Assessment Types

The assessment type is stated on the cover page and footers within the report. For residential fire risk assessment there are four assessment types defined in government issued guidance:

- a) Type 1 – A non-intrusive fire risk assessment of the common parts with (where possible and appropriate) sample inspections of flat entrance doors, service risers and accessible void spaces. This is the basic fire risk assessment required for the purposes of the Fire Safety Order (FSO)
- b) Type 2 – In addition to the Type 1 assessment this includes a degree of intrusive inspection to the common parts carried out on a sampling basis. This usually requires the presence of a contractor to open up construction and make good after inspection.
- c) Type 3 – In addition to the Type 1 assessment this includes a non-intrusive inspection within a sample of flats. Consideration will be given to the arrangements for means of escape and fire detection (normally smoke alarms) within the flats sampled, and fire resistance of internal doors if applicable. These matters are beyond the scope of the FSO
- d) Type 4 – This has the same scope of work as a Type 3 but includes a degree of intrusive inspection in both the common parts and flats, carried out on a sampling basis. A Type 4 can be completed as a full report including all aspects of a Type 1, or be carried out as a full review of a preceding Type 1 with additional questions to cover the increased scope of work. Alternatively, a Type 4 can be stand alone and only cover the intrusive inspection elements required to common parts and sample flats.

Third Parties

Information contained in this report should not be relied upon and used by third parties without the express permission of the Fire Risk Assessment Company.

Review

This FRA should be subject to review not later than the Recommended Reassessment Date stated in the report or when:

- a) material alterations to the premises take place;
- b) a significant change occurs in the matters taken into account when the FRA was carried out;
- c) a significant change to fire precautions occurs; or
- d) there is any other reason to suspect that the original FRA might no longer be valid (this might include the occurrence of a fire).

Please Note: A Type 4 assessment does not generally require a review, particularly where it has been completed as a stand alone report. Where a Type 4 has incorporated a full Type 1 assessment the review cycle will be as per that expected for the Type 1.



This FRA may identify areas to which access was not available during the inspection. In certain instances, the Fire Risk Assessment Company may have made specific recommendations for further inspection in the report, however, as general guidance it is recommended that any areas not accessed are inspected as soon as possible.

External Walls

Assessment of external wall construction and building structure is required for multi-occupied residential buildings, but is a specialist area usually beyond the remit of fire risk assessors. In addition, the level of intrusive access required for complete assessment is impossible to achieve during a non-intrusive FRA. The Fire Risk Assessment Company will therefore usually rely on the provision (by the Client Organisation) of accurate information and assessments by experts when considering the adequacy of these elements. In some cases, it may be appropriate for external walls to be assessed during the FRA but this is limited to low-rise buildings of traditional construction, utilising non-combustible materials, where there is minimal risk of external fire spread. Where the FRA includes an assessment of the external walls, this is based on a non-intrusive visual inspection from ground level and should not be considered as comprehensive.

Floor Heights

Where it is necessary to establish the height of the top storey to determine the applicability of certain regulations this information is expected to have been supplied by the responsible person. Where this is not made available an estimate will be made using a typical floor to floor height value of 3.0m. It should be noted that this might not be accurate in non-typical buildings and may lead to the incorrect application of legislative requirements.

Fire Safety Systems

Where this FRA makes comments about fire safety systems these are assumed to have been designed and installed in accordance with the relevant guidance. Inspections of such systems during the FRA are limited to a visual check with no testing being carried out.

Consents and Approvals

Where new works, alterations or extensions are noted on-site it is assumed that all appropriate consents and approvals have been obtained. Recommendations made in this report may propose works to be completed which are subject to consents or approvals under other legislation. The Client Organisation should ensure that all appropriate consents and approvals are obtained prior to commencement of any such works.

Recommendations

It is assumed that recommendations made in this report will be progressed and carried out by persons who are qualified and competent to do so. Where recommendations made in this report include quantities, these are estimated, indicative values which should not be relied upon without confirmation/remeasurement. Where this report refers to technical guidance such as British Standards it should be taken to be the most recently updated version irrespective of the version cited. If in doubt about any matters relating to the guidance cited reference should be made back to the Fire Risk Assessment Company for clarification.

Where the Client Organisation has completed and approved actions raised in previous fire risk assessments it is presumed in the first instance that these will have been dealt with adequately. Where the Fire Risk Assessment Company finds evidence that previous actions are not completed (or not completed to an acceptable standard) these will be raised again as new actions in this assessment. In effect, this risk assessment represents a snapshot of all outstanding fire safety matters at the time of the inspection.



3.2 Legislation

This fire risk assessment has been carried out to meet the requirements of The Regulatory Reform (Fire Safety) Order 2005 [the Order]. The following is a summary description of some of the key articles listed in the Order.

Article 3	Defines the responsible person as a.) the employer, bi.) the person in control of the premises, or b.ii) the owner/landlord.
Article 4	Defines the meaning of general fire precautions
Article 5	States that the responsible person has an obligation to comply with the duties imposed by the order and any other person who has to any extent control of the premises, has an obligation in relation to maintenance, repair or safety of the premises.
Article 6	Lists exemptions, which includes domestic premises occupied as a single private dwelling
Article 8	Requires general fire precautions are undertaken to ensure the safety of employees / relevant persons.
Article 9	Requires the responsible person to carry out a fire risk assessment. This assessment must be reviewed regularly and particularly if there is reason to suspect that it is no longer valid or there has been a significant change.
Article 11	Requires the responsible person to manage the required preventive and protective arrangements and record the arrangements where a.) five or more people are employed, b.) a licence under an enactment is in force, or c.) an alterations notice is in force.
Article 12	Requires the responsible person to eliminate or reduce risks from dangerous substances.
Article 13	Requires suitable firefighting equipment and fire detection and alarm systems are provided.
Article 14	Requires that escape routes and exits are kept clear and accessible at all times.
Article 15	Requires appropriate procedures to be established including the need for fire drills and competent persons to assist in their undertaking.
Article 17	Requires suitable maintenance of fire safety facilities and equipment.
Article 19	Requires communication with employees, including the significant findings of the fire risk assessment.
Article 20	Requires that any external employers / employees who are working (or have staff working) in premises are provided with relevant information on the risks and the preventive and protective measures in place.
Article 21	Requires that employees are provided with suitable and appropriate training.
Article 22	Requires co-operation / coordination where two or more responsible persons share duties in premises.
Article 23	Lists the general duties of employees at work.
Article 24	Allows the introduction of additional regulations.

Primary Legislation

The Fire Safety Act 2021 commenced on 16 May 2022 and clarifies that the Fire Safety Order (FSO) applies to a building's structure, external walls and any common parts of premises including all flat entrance doors for buildings containing two or more domestic premises.

The Fire Safety (England) Regulations 2022 were introduced under Article 24 of the FSO and commenced on 23 January 2023. The regulations add additional requirements for multi-occupied residential buildings depending on building height.

Secondary Legislation

Section 156 of the Building Safety Act 2022 commenced on 1 October 2023 and amends Articles 21 and 22 of the FSO mainly to extend the requirements for information sharing and cooperation and coordination between duty holders.



3.3 Recommendation Priorities

All recommendations made for remedial action as result of the fire risk assessment are assigned a priority in this report. The priorities used have an associated timescale for completion of the recommendations. These are as follows:

Contractor Actions		Management Actions	
U	1 day	U	1 day
A	12 months	Man1	1 month
B	24 months	Man2	24 months
C	30 months	Man3	18 months
R	Unlimited	ManR	24 months

The above timescales may be altered when the action plan for the premises is collated with other properties in the stock. Please refer to the collated action plan in the Client Portal.

3.4 Client Status of Recommendations

All new actions recommended in the FRA are initially given a Client status of 'Unassigned'.

If the client uses Riskhub to manage actions arising from fire risk assessments this will be updated to reflect the current action status. When the FRA report is generated at a date after the original publication then current Client status values will be shown.

The date at which the PDF is downloaded is shown on the front cover of this report.

The Client status for any action is determined by the Client Organisation and is not within the control of the Fire Risk Assessment Company in any way. The main Client status values are shown below:

Client Statuses	
Unassigned	The action has not yet been assigned to a team or individual to resolve, or the client does not use Riskhub for action management.
In Progress	The action has been assigned to a team or an individual to resolve and is currently being worked on or has been submitted for approval and is awaiting sign off and completion.
Completed	The action has been Approved by the relevant person in the Client Organisation and is now closed.

Where an action has a Client Planned Date this indicates that the action has been included, with other actions, into a workplan by the client. The date given is the expected completion for all actions in the work plan.



4. Property Details

UPRN	abcd1266-5
Address	16-31, Canton Court, Johnston road, Street, Town, N8 9BG
Property Designation	Educational Facility

Building Layout Information	
Building Height	12m (estimated)
Total No. of Floors	5
Total No. of Floors (common area only)	3
Total No. of Storeys (ground and above)	7
Ground Floor Area (m2) (if applicable)	23
Total Area of All Floors (m2) (if applicable)	50
Extent of Common Areas (area assessed)	corners
Areas of the Building to Which Access was not Available	corners
Total Number of Flats/Bedsits/Bedrooms (as applicable)	2
Number Accessed off the Common Area	3
Flats/Bedsits/Bedrooms Sample Inspected	decent
Building Use	Single
Details of Ancillary Use (if applicable)	N/A
Total No. of Common Entrances/Exits	2
Block Accessibility	Ramped
Total No. of Common Staircases for Means of Escape	1

Building Layout Description
sdkjgkljlskjlkgkjl



Construction Information	
Construction Type	Traditional
Property Type	Converted
Date of Construction or Conversion (year approx.)	1987
Floor Construction Type	Concrete
Stair Construction Type	Metal
External Wall Construction Type	Masonry - Solid
External Wall Finish Type	Other
Other External Wall Finish Type	other ext wall finish
Roof Type	Flat
Other Construction Information	other constriction info1

Occupant Information	
Management Extent	Partially Managed Building (Manager or Senior Staff not onsite regularly)
Details of Any Onsite Management	9 am - 5pm
Person Managing Fire Safety in the Premises	Sam
Person Consulted During the FRA	Timothy
Number of Residents	Assumed to be two residents per flat
Comments	Exact numbers not known
Number of Employees	No staff on site
Comments	Occasional staff attendance expected - low numbers anticipated
Number of Members of the Public (maximum estimated)	Residential - low number
Comments	Residential block - low number of visitors expected at any one time
Identified People Especially at Risk	Sheltered - see comment
Comments	Sheltered Housing Scheme premises so occupants are elderly but otherwise typical of the general population

Other Information	
Fire Loss Experience (since last FRA)	nothing to report 1
Any Other Relevant Information	nothing to report 12

In preparing this report reference has been made to a number of key legislative and guidance documents as identified below. Other guidance documents may also be applicable to the assessment which have not been listed here. A full list of guidance documents used in the assessment is available from the risk assessment company on request.



Fire Safety Legislation

Main Fire Safety Legislation Applying to these Premises	02) Housing Act 2004
Other Applicable Legislation	02) Housing Act 2004

Fire Safety Guidance

Main Fire Safety Guidance Used in this Assessment	01) LGA - 'Fire safety in purpose-built blocks of flats' - 2012
Other Key Fire Safety Guidance Referred to	01) LGA - 'Fire safety in purpose-built blocks of flats' - 2012



5. FRA Questionnaire

General

Applicability of Fire Safety (England) Regulations 2022

Question - 1.0	Will the PREMISES being assessed fall within the scope of The Fire Safety (England) Regulations 2022?
Answer	Yes - Residential 11m or under
Comments	The premises contain two or more sets of domestic premises and a common escape route and have an estimated top storey height of between 11m and 18m from the lowest ground level when measured in accordance with Appendix D to Approved Document B1. The premises are therefore within the scope of The Fire Safety (England) Regulations 2022.

Assessment Type

Question - 2.0	What TYPE of fire risk assessment does this report constitute?
Answer	Type 1 - 1st Assessment
Comments	This is the 1st Type 1 fire risk assessment to be completed on this property.

Main Property Use


Question - 3.0	Which of the following CATEGORIES best describes the main use of the property?
Answer	General Needs Flats
Comments	general needs

Elimination or Reduction of Fire Hazards

A. Electrical Ignition Sources

Question - A.1	Was access gained to the electrical intake/meter cupboard(s) for the block?
Answer	Yes
Comments	The electrical intake/meter cupboard for the premises was accessed at the time of inspection.



Question - A.2	Is the common area fixed electrical installation inspected and tested within the last five years? (State the date of the last test if available)
Answer	No
Comments	The fixed electrical installation does not appear to have been tested within the last five years as the test sticker is out of date. Date of last test:- XX
Recommendation	Management should confirm/ensure that the common area fixed electrical installation has been inspected and tested within the last five years in accordance with BS 7671:2018 (as amended).
Photo	

Priority: Man2	Quantity: Known (N/A); Potential (N/A)	Action ID: 706132
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Question - A.3	Is the common area fixed electrical installation free from visible defects? (from cursory visual inspection only)
Answer	Yes
Comments	No defects were noted in the common area fixed electrical installation (from cursory visual inspection only).

Question - A.4	Is portable appliance testing (PAT) being completed within the common areas?
Answer	Yes
Comments	Knowsley Housing Trust advise that all portable electrical appliances in common areas are inspected and tested annually as part of a rolling programme.


Question - A.5	Is there a policy in place regarding use of personal electrical appliances within the common areas which is being adhered to at the time of inspection?
Answer	Yes
Comments	Use of personal portable electrical appliances is permitted in the common areas provided all have a current PAT label attached. No breach of this policy was observed during the inspection.

Question - A.6	If occurring, is the use of multi-way plug adaptors and/or extension leads within the common areas considered acceptable?
Answer	Yes
Comments	The use of multi-way adaptors and/or extension leads observed during the inspection was considered acceptable.



B. Smoking Policies

Question - B.1	Are there suitable arrangements in place for those who wish to smoke? (State what arrangements are in place)
Answer	Yes
Comments	Residents who wish to smoke can do so within their private accommodation only.

Question - B.2	Is there a policy in place to prevent or restrict smoking within the building?	
Answer	No	
Comments	There would appear to be no policy in place to prevent or restrict smoking within the premises.	
Recommendation	Management should confirm/ensure that a policy is in place to disallow smoking in common areas and restrict smoking to within residents private rooms or in a designated external area only.	
Photo		
Priority: ManR	Quantity: Known (N/A); Potential (N/A)	Action ID: 706133

Question - B.4	Is there adequate provision of at least one legible 'No Smoking' sign covering the common area?
Answer	Yes
Comments	Adequate 'No Smoking' signage is provided in the common area as required by the Smoke-free (Premises and Enforcement) Regulations 2006.

C. Arson

Question - C.1	Are the premises secured against arson by outsiders? (Please state how)
Answer	Yes
Comments	The entrance door to the premises is self-closing and is fitted with a manual locking system and was locked at the time of inspection.

Question - C.2	Are bins stored in a suitable location? (Please state bin type and location)
Answer	Yes
Comments	Paladin/Wheelie bins were stored in an attached/detached bin storage room, located PROVIDE DETAILS.



Question - C.4	Is fire load close to the premises minimised?
Answer	Yes
Comments	There was no unnecessary fire load noted close to the building at the time of inspection apart from inappropriately stored bins - see C.2.

D. Space Heating

Question - D.1	Are the common areas of the building provided with any form of fixed space heating system? (State type provided)
Answer	Yes
Comments	The common area has a gas fired low-temperature hot water central heating system with wall mounted radiators.

Question - D.2	Is the fixed heating system within the common areas maintained annually?
Answer	Yes
Comments	Northwards Housing advise that fixed heating systems are serviced annually (every 5 years for electrical storage/panel heaters).

Question - D.3	Are the common areas of the building provided with any form of portable space heating system? (State type provided)
Answer	Yes
Comments	There are portable electric heaters in use within the common area.

Question - D.4	Is the portable space heating provided within the common areas regarded as adequate and safe?
Answer	Yes
Comments	The portable space heating provided within the common areas is considered adequate and safe.

E. Cooking

Question - E.1	Are common cooking facilities provided in the block?
Answer	Yes
Comments	There are common cooking facilities provided in the premises with domestic-standard appliances only.



Question - E.2	Are reasonable measures in place to prevent fires as a result of cooking? (e.g. Policies, Procedures, Training or Supervision)
Answer	Yes
Comments	Reasonable measures appear to be in place to prevent fires as a result of cooking.

Question - E.3	Are kitchen extract filters changed when required and is duct work regularly cleaned? (Commercial type/scale kitchens only).
Answer	Yes
Comments	Housing Solutions advise that all commercial standard kitchens receive an annual deep clean including filters and ductwork.

Question - E.4	Are fire blankets provided in the common kitchen?
Answer	Yes
Comments	There was a fire blanket provided in the kitchen.

Question - E.5	Is the provision of fire blankets within the common kitchen considered adequate?
Answer	Yes
Comments	The provision of fire blankets in the kitchen is considered adequate with regards to number, location and wall mounting.


F. Lightning

Question - F.1	Does the building have a lightning protection system installed?
Answer	Yes
Comments	A lightning protection system is provided.

Question - F.3	From visual inspection, does the lightning protection system appear to be in good condition?
Answer	Yes
Comments	The visible parts of the lightning protection system appear to be intact and in good condition from visual inspection.



G. House-Keeping

Question - G.1	Is the property regularly cleaned to prevent the build up of combustibles?	
Answer	No	
Comments	The common area shows no evidence of regular cleaning.	
Recommendation	Arrangements should be put in place to ensure the common area is regularly cleaned to prevent the build up of combustible items.	
Photo		
Priority: A	Quantity: Known (N/A); Potential (N/A)	Action ID: 706134

Question - G.2	Are combustible items kept clear from sources of ignition such as electrical equipment?	
Answer	Yes	
Comments	Management confirms via the Riskhub Client Portal that the previous recommendation has been Approved and the electrical intake cupboard is clear of combustibles.	

Question - G.3	Are escape routes kept clear of combustible items or waste materials?	
Answer	Yes	
Comments	The common escape routes were clear of combustible materials and waste at the time of inspection.	


Question - G.4	Are escape routes kept clear of any trip hazards?	
Answer	Yes	
Comments	The common escape routes were clear of any trip hazards at the time of inspection.	

Question - G.5	Are any hazardous materials noted being stored correctly?	
Answer	Yes	
Comments	There were hazardous materials noted in the common area at the time of inspection. PROVIDE DETAILS	

Question - G.6	Are all other house-keeping issues satisfactory [1]?	
Answer	Yes	
Comments	There were no other house-keeping issues noted at the time of inspection.	



H. Contractors

Question - H.1	Are fire safety conditions imposed on outside contractors when working on the premises?
Answer	No
Comments	From information gathered on site, fire safety conditions are not imposed on outside contractors.
Recommendation	Management should confirm/ensure that fire safety conditions are imposed on outside contractors when working on the premises.
Photo	

Priority: C

Quantity: Known (N/A); Potential (N/A)

Action ID: 706135

I. Dangerous Substances

Question - I.1	Are any 'dangerous substances' stored or in use within the property?
Answer	Yes
Comments	Dangerous substances were noted being stored or in use at the time of inspection. No information was available to confirm that a risk assessment has been carried out as required by the Dangerous Substances and Explosives Atmospheres Regulations 2002.

Question - I.2	Has a risk assessment been carried out as required by the Dangerous Substances and Explosives Atmospheres Regulations 2002?
Answer	Yes
Comments	A risk assessment has been carried out as required by the Dangerous Substances and Explosives Atmospheres Regulations 2002.

J. Other Significant Hazards

Question - J.1	Are all other Fire Hazard issues considered satisfactory? [1]
Answer	Yes
Comments	There were no other fire hazard issues noted at the time of inspection.



General Fire Protection Measures

K. Means of Escape

Question - K.1	Is the escape route design deemed satisfactory? (Consider current design codes)
Answer	Yes
Comments	The means of escape design is broadly in accordance with current design codes and is deemed satisfactory.

Question - K.2	Are the escape routes adequately protected? (Consider lobby protection to staircase, if needed)
Answer	Yes
Comments	The escape stairs are provided with adequate lobby protection.

Question - K.3	Is there adequate provision of exits for the numbers who may be present?
Answer	Yes
Comments	The provision of exits is considered adequate for the number of people expected to be present.

Question - K.4	Is there adequate exit width for the numbers who may be present?
Answer	Yes
Comments	The exit widths provided appear adequate for the numbers expected to be present.

Question - K.5	Are doors on escape routes easily opened (and are sliding or revolving doors avoided)?
Answer	Yes
Comments	All doors on escape routes are fitted with ironmongery which is easily opened without the use of a key, and there are no sliding or revolving doors.

Question - K.6	Are doors or gates on escape routes provided with electrically operated access control systems? (Describe provision)
Answer	Yes
Comments	Doors or gates on escape routes are provided with electrically operated access control systems.

Question - K.7	Are electrically operated access control systems fitted to doors or gates on escape routes provided with override facilities and/or designed to 'fail-safe' on power failure?
Answer	Yes
Comments	Hyde advises that all access control systems fitted in properties are designed to 'fail safe' (i.e. release/open) if the power supply is interrupted.



Question - K.8	Do final exits open in the direction of escape where necessary?
Answer	Yes
Comments	Doors on escape routes open in the direction of escape where more than 60 people are expected to use them.
Question - K.9	Are travel distances satisfactory? (consider single direction and more than one direction)
Answer	Yes
Comments	Travel distances appear to be in line with that allowed in current guidance.
Question - K.10	Are the precautions for all inner rooms suitable?
Answer	Yes
Comments	There are suitable precautions for all inner rooms.
Question - K.11	Are escape routes adequately separated from each other, with fire resisting construction where required?
Answer	Yes
Comments	Alternative escape routes are adequately separated by fire-resisting construction and fire doors where required.
Question - K.12	Are corridors sub-divided with a cross-corridor fire resisting door where required?
Answer	Yes
Comments	Corridors are sub-divided where appropriate. However, if residents are considered to be incapable of independent evacuation (following completion of the person-centred fire risk assessments recommended in K.16) then additional cross-corridor doors may be required so that no person should need to travel more than 7.5m from their flat entrance door along a corridor or lobby before reaching a fire door (accessing either a protected stairway enclosure or another section of corridor).
Question - K.13	Do escape routes lead to a place of safety?
Answer	Yes
Comments	Escape routes lead to a place of safety.
Question - K.14	Are the stairs and/or lobbies provided with adequate permanent or manually operated ventilation openings for control of smoke? (State provision)
Answer	Yes
Comments	The stairs and/or lobbies are provided with adequate permanent or manually operated ventilation openings for the control of smoke. PROVIDE DETAILS



Question - K.15	Are the stairs and/or lobbies provided with an automatic or remotely operated smoke ventilation system? (Detail provision and adequacy.)
Answer	Yes
Comments	The block is provided with an automatic smoke ventilation system comprising (SELECT AS APPROPRIATE) external window/natural smoke shaft/mechanical smoke shaft AOVs within the flats lobbies and an AOV at the head of the stairs controlled by smoke detection within the flats lobbies. The system has manual override facilities provided. The system cause and effect could not be checked during this inspection but is presumed to comply with the relevant design guidance.


Question - K.15b	Is the smoke ventilation system considered adequate and does it appear to be in good working condition (from visual inspection)?
Answer	Yes
Comments	SELECT AND EDIT

Question - K.16	Are there suitable arrangements in the building for means of escape for people with disabilities? (Consider information for residents, PEEPs PCFRAs etc.)
Answer	Yes
Comments	Management confirms via the Riskhub Client Portal that suitable arrangements are in the building for means of escape for people with disabilities. The previous recommendation has been marked Approved.

Question - K.17	Are all other means of escape issues satisfactory? [1]
Answer	Yes
Comments	There were no other means of escape issues noted at the time of inspection. (Premises information box present but not accessed).

Question - K.19	What is the current evacuation strategy for the property?
Answer	Simultaneous Evacuation
Comments	The current evacuation strategy is Simultaneous Evacuation as denoted by the fire action notices displayed in the common area. A common fire alarm system is installed. (A change to this strategy has been recommended in K.20 and the fire action notice is to be replaced in O.1).



Question - K.20	Is the current evacuation strategy for the property considered appropriate?
Answer	No
Comments	The temporary Simultaneous Evacuation strategy is considered appropriate whilst identified defects remain outstanding, however, when these have been resolved the premises should revert to the original fire safety design Stay Put strategy, following a satisfactory review of this fire risk assessment. Until then the temporary Simultaneous Evacuation strategy should remain in place.
Recommendation	Management should change to a 'Stay Put' strategy for the property. The change in evacuation strategy is conditional on any/all other relevant actions related to compartmentation and means of escape within this FRA being completed within their specified time frames. Management should ensure all residents are informed of the change in evacuation strategy. See O.1.
Photo	

Priority: Man2

Quantity: Known (N/A); Potential (N/A)

Action ID: 706136

Question - K.21	What is the recommended evacuation strategy for the property?
Answer	Simultaneous Evacuation
Comments	SE

L. Flat Entrance/Residents' Bedroom/Bedsit Doors

Question - L.1	Are all flat entrance (or residents' bedroom/bedsit) doors and frames appropriately fire rated? (State type and standard of doors)
Answer	Yes
Comments	Doors to residents' rooms appear to be a mix of original 'notional' timber and FD30 fire doors. (N.B. - From limited visual inspection; certification not seen; adequacy of installation not confirmed).

Question - L.2	Are fire rated flat entrance (or residents' bedroom/bedsit) doors and frames in good condition - not in need of repair?
Answer	Yes
Comments	The fire rated flat entrance doors appear to be in good condition.




Question - L.3	Is all glazing to flat entrance (or residents' bedroom/bedsit) doors appropriately fire rated?
Answer	Yes
Comments	The glazing fitted in flat XXXX entrance doors in this Converted premises appears to have 30-minutes integrity only fire resistance. This is considered acceptable as a Simultaneous Evacuation strategy is in place.

Question - L.4	Are fanlights above flat entrance (or residents' bedroom/bedsit) doors appropriately fire rated?
Answer	Yes
Comments	The glazing fitted in fanlights above flat XXXX entrance doors in this Converted premises appears to have 30-minutes integrity only fire resistance. This is considered acceptable as a Simultaneous Evacuation strategy is in place.

Question - L.5	Are side panels to flat entrance (or residents' bedroom/bedsit) doors appropriately fire rated?
Answer	Yes
Comments	The glazing fitted in side panels to flat XXXX entrance doors in these Converted premises appears to have 30-minutes integrity only fire resistance. This is considered acceptable as a Simultaneous Evacuation strategy is in place.

Question - L.6	Are all sampled flat entrance (or residents' bedroom/bedsit) doors fitted with adequate self-closing devices and is there a rolling programme of fire door checks in place to include those not sampled?
Answer	Yes
Comments	Network Homes advises that its replacement door programme uses Gerda fire doors and frames certified by the manufacturer as FD30S and fitted by accredited installers. All flat entrance doors in this premises appear to be replacement fire door sets of this type.

Question - L.6a	Is a rolling programme of checks in place to ensure that self-closing devices to flat entrance (or residents' bedroom/bedsit) doors continue to be fitted and remain effective?
Answer	Yes
Comments	SELECT AND EDIT
Recommendation	SELECT AND EDIT
Photo	

Priority: U

Quantity: Known (1); Potential (3)

Action ID: 706137



Question - L.7	Are all sampled flat entrance (or residents' bedroom/bedsit) doors fitted with intumescent strips and cold smoke seals and is there a rolling programme of fire door checks in place to include those not sampled?
Answer	Yes
Comments	Management advises via the Riskhub Client Portal that the previous recommendation has been Approved and a rolling programme of checks is in place to confirm all flat entrance doors have adequate intumescent strips and cold smoke seals fitted.

Question - L.7a	Is a rolling programme of checks in place to ensure that intumescent strips and seals fitted to flat entrance (or residents' bedroom/bedsit) doors continue to be fitted and remain effective?
Answer	Yes
Comments	SELECT AND EDIT
Recommendation	SELECT AND EDIT

Priority: R	Quantity: Known (0); Potential (1)	Action ID: 706138
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Question - L.8	Are letterboxes to flat entrance (or residents' bedroom/bedsit) doors satisfactory? (State only if missing, damaged or uPVC)
Answer	Yes
Comments	Letterboxes fitted to flat entrance doors have metal flaps and appear to be in good condition.

Question - L.9	Are all other flat entrance (or residents' bedroom/bedsit) door issues satisfactory? [1]
Answer	Yes
Comments	There were no other flat entrance door issues noted at the time of inspection.

M. Common Area Fire Doors

Question - M.1	Are all common area doors and frames requiring fire resistance appropriately fire rated?
Answer	Yes
Comments	All common area fire doors and/or frames appear to be appropriately fire rated. PROVIDE DETAILS OF STANDARD AND TYPE (N.B. - From limited visual inspection; certification not seen; adequacy of installation not confirmed).

Question - M.2	Are all common area fire rated fire door sets in good condition - and not in need of repair?
Answer	Yes
Comments	All common area fire rated fire doors and frames appear to be in good condition.



Question - M.3	Is all glazing to common area fire doors appropriately fire rated?
Answer	Yes
Comments	All glazing to common area fire doors appears to be appropriately fire rated.

Question - M.4	Are fanlights/side panels to common area fire doors appropriately fire rated?
Answer	Yes
Comments	Fanlights/side panels to common area fire doors appear to be appropriately fire rated.

Question - M.5	Are common area fire door sets fitted with adequate self-closing devices where required?
Answer	Yes
Comments	Common area fire doors are fitted with adequate self-closing devices where required.

Question - M.6	Are adequate intumescent strips and smoke seals provided to common area fire doors where required?
Answer	Yes
Comments	Common area fire doors are provided with adequate intumescent strips and smoke seals.

Question - M.7	Are common area fire door sets adequate otherwise? (Ironmongery, hold open hooks etc.)
Answer	Yes
Comments	Common area fire doors are considered adequate (subject to any issues noted elsewhere in this report).

Question - M.8	Are all other common area fire door issues satisfactory?
Answer	Yes
Comments	No other common area fire door issues noted at the time of inspection.

N. Emergency Lighting

Question - N.1	Is emergency lighting provided to the common areas of the block? (if 'Yes' then describe provision)
Answer	Yes
Comments	SELECT AND EDIT



Question - N.2	From visual inspection, does the emergency lighting system appear to be in good working order?
Answer	Yes
Comments	The emergency lighting provided appears to be in good working order from visual inspection (system not tested at time of inspection).

Question - N.3	From visual inspection, does the coverage of the emergency lighting system provided appear to be adequate? (Internal and external)
Answer	Yes
Comments	The coverage of the emergency lighting provided appears to be adequate.


O. Fire Safety Signs and Notices

Question - O.1	Is there adequate provision of fire action notices within the common areas? (Consider recommended evacuation strategy; unsuitability of generic notices and location/visibility of any notices provided)
Answer	Yes
Comments	A suitable Fire Action Notice indicating the recommended Stay Put evacuation strategy was displayed within the common area.

Question - O.1a	Are residents provided with a copy of the fire safety instruction notice for the premises (when moving in and annually thereafter) which includes information on how to report a fire, the evacuation strategy in place and what to do if a fire occurs?	
Answer	Yes	
Comments	SELECT AND EDIT	
Recommendation	SELECT AND EDIT	
Priority: C	Quantity: Known (0); Potential (2)	Action ID: 706139

Question - O.2	Is fire door signage adequate? (Consider 'Fire door keep shut', 'Fire door keep locked shut' and 'Automatic Fire Door Keep Clear' signage. Exclude doors recommended for replacement)
Answer	Yes
Comments	Fire door signage is considered adequate.



Question - O.2a	Is information about fire doors, as required by the Fire Safety (England) Regulations 2022, provided to new residents when they move in and reissued to all residents annually?
Answer	Yes
Comments	SELECT AND EDIT
Recommendation	SELECT AND EDIT
Photo	
Priority: Man1 Quantity: Known (2); Potential (3) Action ID: 706140	


Question - O.3	If required, is directional/exit signage adequate?
Answer	Yes
Comments	Directional and exit signage is considered adequate.

Question - O.4	Are all other fire safety signs issues satisfactory? [1] (Consider lift signage, and escape door signs. 'No Smoking' signage is covered in the Smoking Policies section.)
Answer	Yes
Comments	No other fire safety signs issues were noted at the time of inspection.

Question - O.6	Is a suitable Secure Information Box (SIB) provided in or on the building which is readily accessible to the Fire and Rescue Service?
Answer	Yes
Comments	SELECT AND EDIT

Question - O.7	Does the Secure Information Box contain information as required by the Fire Safety (England) Regulations 2022? (Contact details for the responsible person and other relevant/appropriate persons plus marked up floor plans and block plan).
Answer	Yes
Comments	SELECT AND EDIT



Question - O.8	Is the Secure Information Box inspected at least annually to ensure that it continues to meet the requirements of Regulation 4(2) of the Fire Safety (England) Regulations 2022?
Answer	Yes
Comments	SELECT AND EDIT
Recommendation	SELECT AND EDIT
Photo	
Priority: Man1 Quantity: Known (2); Potential (4) Action ID: 706141	


P. Means of Giving Warning in Case of Fire

Question - P.1	Has the building got a BS5839 electrical fire detection and alarm (or detection only) system comprising manual call points and/or automatic detection? (Provide details)
Answer	Yes
Comments	There is a Grade F automatic fire detection/alarm system within the common areas of the building.

Question - P.2	From visual inspection, does the common area fire detection/alarm system appear to be in good working condition?
Answer	Yes
Comments	The common area fire detection/alarm system appears to be in good working order (from visual inspection only - no system tests were carried out).

Question - P.3	Is the Grade and Category of the common area fire detection/alarm system appropriate for the building type, occupancy and fire risk?
Answer	Yes
Comments	The Grade D system installed has smoke alarms within the common areas interlinked with heat alarms within individual flats (from sample inspection). This is appropriate for a conversion of up to two storeys.



Question - P.5	If applicable, are independent domestic hard-wired smoke/heat alarm systems within the sampled flats installed to a suitable standard and is there a rolling programme of checks in place to include those not sampled? (Grade D LD3 minimum standard)
Answer	Yes
Comments	All flats were sampled and adequate Grade D LD3 smoke alarms were noted within the flat entrance halls.
Recommendation	Flats not sampled at the time of this inspection should be checked to confirm provision and working condition of at least Grade D LD3 smoke alarm systems to BS 5839-6:2019. An ongoing rolling programme of checks should be confirmed to be in place. If new systems are required to be installed these should be to Grade D1 LD2 standard.
Photo	

Priority: Man2	Quantity: Known (2); Potential (3)	Action ID: 706144
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Question - P.5a	Is a rolling programme of checks in place to ensure that individual smoke alarm systems to flats are fitted and remain effective?	
Answer	Yes	
Comments	SELECT AND EDIT	
Recommendation	SELECT AND EDIT	
Priority: Man2	Quantity: Known (1); Potential (2)	Action ID: 706142

Question - P.6	Is the common fire detection and alarm system provided with a remote monitoring facility such as a connection to an Alarm Receiving Centre?
Answer	Yes
Comments	The building does not appear to have a social alarm system installed but the common fire detection/alarm system is connected to an alarm receiving centre.

Question - P.6a	Are the premises considered safe without a system for remote monitoring of the common fire detection and alarm system by an Alarm Receiving Centre?
Answer	Yes
Comments	No access was possible to any residents' rooms in this Supported Living premises to confirm that the Grade A common system extends into residents' rooms with smoke detectors (and sounders as required) fitted. This is required to achieve Category LD1 coverage to the common fire alarm system.



Question - P.7a	Are the premises considered safe without remote monitoring of individual flat smoke alarm systems via a social alarm/Telecare system?
Answer	Yes
Comments	A social alarm system does not appear to be installed in flats within the building. Remote monitoring of the common fire alarm system is not required.

Question - P.9	Are all other fire detection and alarm system issues satisfactory? [1]
Answer	Yes
Comments	There were no other fire detection/alarm system issues noted at the time of inspection.

Q. Limiting Fire Spread

Question - Q.1	In general, is the level of compartmentation adequate for the use and evacuation strategy for the property? (Special consideration should be given to converted or non 'purpose built' premises)
Answer	Yes
Comments	The premises are a conversion with a standard of compartmentation considered adequate for a Simultaneous Evacuation strategy only (subject to recommendations which may be noted elsewhere in this report).

Question - Q.1a	From a limited visual inspection of the areas accessed during this Type 1 FRA was the building free from obvious defects indicating potential issues with structural fire precautions which would warrant a specialist intrusive survey?
Answer	Yes
Comments	SELECT AND EDIT

Question - Q.2	Are any hidden voids identified during the inspection appropriately enclosed and/or fire-stopped? (consider above suspended ceilings and behind casings)
Answer	Yes
Comments	Management confirms via the Riskhub Client Portal that compartmentation within voids has been checked and appears to be adequate. The previous recommendation has been Approved.

Question - Q.3	Are services risers, shafts, ducts and cupboards in the common area appropriately enclosed with fire resisting construction and adequately fire-stopped?
Answer	Yes
Comments	Management confirms via the Riskhub Client Portal that compartmentation within services risers, shafts, ducts and cupboards has been checked and appears to be adequate. The previous recommendation has been Approved.



Question - Q.4	Are pipes and other services provided with adequate fire-stopping measures as required where they pass through fire resisting construction? (Consider fire collars etc)
Answer	Yes
Comments	Firestopping around services exiting the risers/cupboards sampled would appear to be adequate.

Question - Q.5	Is the building provided with refuse chute facilities for the disposal of rubbish by residents?
Answer	Yes
Comments	SELECT AND EDIT

Question - Q.5a	Are the refuse chute access hoppers located within enclosed chute rooms?
Answer	Yes
Comments	SELECT AND EDIT

Question - Q.5b	Are the chute rooms enclosed with adequate fire resisting construction and provided with permanent ventilation direct to open air?
Answer	Yes
Comments	SELECT AND EDIT

Question - Q.5c	Are the refuse chute hopper doors adequately fire resisting and self-closing, with suitable seals?
Answer	Yes
Comments	SELECT AND EDIT

Question - Q.6	Are any roof space voids present above the common areas provided with adequate compartmentation to support the evacuation strategy for the building?
Answer	Yes
Comments	Management confirms via the Riskhub Client Portal that compartmentation within the roof void has been checked and appears to be adequate. The previous recommendation has been Approved.

Question - Q.7	Are electrical installations/intakes enclosed in fire rated construction? (Where necessary)
Answer	Yes
Comments	The electrical intake/meter cupboard appears to be adequately fire resisting and firestopped.



Question - Q.8	Is compartmentation maintained behind electrical meter cabinets recessed into flat walls and/or between the meter cabinet and the common area?
Answer	Yes
Comments	There appears to be adequate fire resisting construction behind the recessed meter cabinets to maintain compartmentation between flats and the common area. The services penetration holes from the cavity do not require firestopping.

Question - Q.9	If present, are common ventilation systems, ventilation ducts and grills adequate to limit fire spread/growth? (Consider dampers etc.)
Answer	Yes
Comments	A central mechanical ventilation system is installed in the building with ventilation grills located at strategic points. The system appears to be designed and installed to prevent the transfer of fire and smoke through the building. PROVIDE DETAILS

Question - Q.10	Are wall and ceiling linings appropriate to limit fire spread?
Answer	Yes
Comments	The wall and ceiling linings would appear to be appropriate to limit fire spread.

Question - Q.11	If provided, are soft furnishings in common areas appropriate to limit fire spread/growth?
Answer	Yes
Comments	From sample inspection, soft furnishings in the common areas are appropriately labelled as conforming to BS 7176 for medium hazard premises.

Question - Q.12	If provided, are curtains or drapes within common areas appropriate to limit fire spread/growth?
Answer	Yes
Comments	Curtains and/or drapes in the common areas are appropriately labelled confirming compliance with BS 5867-2: 2008 Type B.

Question - Q.13	Are the external walls of the building satisfactory with regard to fire spread? (Consider combustibility of cladding, external insulation systems, spandrel panels and balconies etc. if provided).
Answer	Yes
Comments	The height of the building is estimated to be less than 18m, and materials used in the external walls appear to be adequate with regard to combustibility and fire spread. PROVIDE DETAILS. This is based on a limited visual inspection from the ground only and should therefore not be considered as conclusive evidence of compliance.



Question - Q.13a	Has the assessor been provided with sufficient details of the external wall construction of the building (including details of design, materials, specified attachments, window and door frames and spandrel/infill panels etc.) as may be required?
Answer	Yes
Comments	SELECT AND EDIT

Question - Q.14	Are all other fire spread/compartmentation issues satisfactory? [1]
Answer	Yes
Comments	There were no other fire spread/compartmentation issues noted at the time of inspection.

R. Fire Extinguishing Appliances

Question - R.1	Are portable fire extinguishers provided in the common areas, including staff/plant rooms? (Give details of any provision)
Answer	Yes
Comments	Extinguishers were provided as follows:- PROVIDE DETAILS

Question - R.2	Is it considered appropriate to provide portable fire extinguishers in the areas noted given the building occupancy?
Answer	Yes
Comments	The provision of portable fire extinguishers is considered appropriate for this property as they are in non-residential areas only where staff/contractors are expected to be trained in their safe usage.

Question - R.3	Is the existing provision of portable fire extinguishers considered adequate for the building (type, number, location etc.)?
Answer	Yes
Comments	The type, number and location of portable fire extinguishers is considered adequate for the risks present, however, as there are no trained users on-site the extinguishers have been recommended for removal under R.2.

Question - R.4	Are all fire extinguishing appliances suitably located and readily accessible?
Answer	Yes
Comments	The portable fire extinguishers provided are appropriately located and readily accessible, however, as there are no trained users on-site the extinguishers have been recommended for removal under R.2.



S. Other Fire Safety Systems and Equipment

Question - S.1	Is the building provided with drop key override switch facilities for Fire and Rescue Service access?
Answer	Yes
Comments	A drop key override switch facility is provided which worked satisfactorily when tested.

Question - S.1a	Does the drop key override switch facilities for Fire and Rescue Service access appear to be in good condition?
Answer	Yes
Comments	SELECT AND EDIT

Question - S.2	Is the building provided with a fire mains system? (Dry or wet riser etc.)
Answer	Yes
Comments	The building is provided with a fire mains:- PROVIDE DETAILS. The fire outlets did not have any securing arrangement on the handwheel to prevent tampering or other unauthorised use. See section Z of the report for recommendation.

Question - S.2a	Does the fire mains system appear to be in good condition (from limited visual inspection)?
Answer	Yes
Comments	SELECT AND EDIT

Question - S.3	Is the building provided with a lift (or lifts) used for fire safety purposes? (Firefighting, fireman's or evacuation lift)
Answer	Yes
Comments	The building is provided with a lift used for fire safety purposes:- PROVIDE DETAILS

Question - S.3a	Does the lift used for fire safety purposes appear to be in good condition (from limited visual inspection)?
Answer	Yes
Comments	SELECT AND EDIT

Question - S.4	Is the building provided with disabled evacuation aids? (Evacuation chairs, sheets, mats or sledges etc.)
Answer	Yes
Comments	The building is provided with apparatus for the evacuation of people with disabilities:- (PROVIDE DETAILS e.g. Evacuation chairs; Sheets; Mats; Sledges)



Question - S.4a	Do the disabled evacuation aids appear to be in good condition (from limited visual inspection)?
Answer	Yes
Comments	SELECT AND EDIT

Question - S.5	Is a sprinkler system provided within the building? (provide details of type and extent)
Answer	Yes
Comments	The sprinkler system provided in the building is PROVIDE DETAILS OF TYPE AND EXTENT

Question - S.5a	Does the sprinkler system appear to be in good condition (from limited visual inspection)?
Answer	Yes
Comments	SELECT AND EDIT

Question - S.6	Are hose reels provided within the building?
Answer	Yes
Comments	Hose reels are provided within the building.

Question - S.6a	Do the hose reels appear to be in good condition (from limited visual inspection)?
Answer	Yes
Comments	SELECT AND EDIT

Question - S.7	Is the building provided with a BS 8629:2019 Evacuation Alert System?
Answer	Yes
Comments	SELECT AND EDIT

Question - S.7a	Does the Evacuation Alert system appear to be in good condition (from limited visual inspection)?
Answer	Yes
Comments	SELECT AND EDIT



Question - S.8	Are fire doors in the building fitted with automatic hold open or free-swing devices? (Electromagnetic, Dorgards etc.)
Answer	Yes
Comments	SELECT AND EDIT

Question - S.8a	Do the automatic hold-open or free-swing devices appear to be in good condition (from limited visual inspection)?
Answer	Yes
Comments	SELECT AND EDIT

Question - S.9	Is any other relevant fire safety system or equipment installed? [1] (state type of system and comment as necessary)
Answer	Yes
Comments	The following relevant fire safety system/equipment was installed:- PROVIDE DETAILS

Question - S.9a	Does the fire safety system or equipment detailed in S.9 appear to be in good condition (from limited visual inspection)?
Answer	Yes
Comments	SELECT AND EDIT

Question - S.10	Is any other relevant fire safety system or equipment installed? [2] (state type of system and comment as necessary)
Answer	Yes
Comments	The following relevant fire safety system/equipment was installed:- PROVIDE DETAILS

Question - S.10a	Does the fire safety system or equipment detailed in S.10 appear to be in good condition (from limited visual inspection)?
Answer	Yes
Comments	SELECT AND EDIT

Question - S.11	Is any other relevant fire safety system or equipment installed? [3] (state type of system and comment as necessary)
Answer	Yes
Comments	The following relevant fire safety system/equipment was installed:- PROVIDE DETAILS



Question - S.11a	Does the fire safety system or equipment detailed in S.11 appear to be in good condition (from limited visual inspection)?
Answer	Yes
Comments	SELECT AND EDIT

Fire Safety Management

T. Procedures and Arrangements

Question - T.1	Please CONFIRM the Property Designation
Answer	Management Section Not Required
Comments	not required

V. Testing and Maintenance

Question - V.1	Is the common area fire detection/alarm system tested and serviced in accordance with relevant guidance?
Answer	Yes
Comments	Notting Hill Genesis advises that fire detection/alarm systems are inspected, tested and maintained as per BS 5839-1 or BS 5839-6 as appropriate and records are held centrally.

Question - V.3	Are all fire extinguishers tested and serviced in accordance with relevant guidance?
Answer	Yes
Comments	Housing Solutions advise that fire extinguisher servicing is carried out annually. Last service date noted was:- XXXX

Question - V.4	Are fire mains inspected, tested and serviced in accordance with relevant guidance?
Answer	Yes
Comments	Management advises that six-monthly inspections and annual testing and servicing of wet or dry fire mains are carried out where these systems are fitted in properties.

Question - V.5	Is the lightning protection system inspected and tested in accordance with relevant guidance?
Answer	Yes
Comments	There was evidence available on-site to confirm that regular inspection, testing and servicing is being carried out.



Question - V.6	Are fire blankets inspected and serviced in accordance with relevant guidance?
Answer	Yes
Comments	Flagship/Victory advise that fire extinguishers and fire blankets are serviced annually under a maintenance contract.

Question - V.7	Is the smoke control system inspected, tested and serviced in accordance with relevant guidance?
Answer	Yes
Comments	Housing Solutions advise that smoke control systems are inspected, tested and maintained in accordance with the recommendations in BS 9999 and records are held centrally.

Question - V.8	Are access control systems inspected, tested and serviced in accordance with relevant guidance?
Answer	Yes
Comments	Northwards Housing advise that door access systems are maintained in accordance with relevant guidance and records held centrally.

Question - V.9	Are drop key override switch facilities for Fire and Rescue Service access working satisfactorily, inspected, tested and serviced in accordance with relevant guidance?
Answer	Yes
Comments	Moat advise that access control systems (including drop key switches) are inspected, tested and serviced annually.

Question - V.10	Are lifts in the building used for fire safety purposes inspected, tested and serviced in accordance with relevant guidance? (Firefighting, fireman's or evacuation lift)
Answer	Yes
Comments	Management advises that all lifts are inspected, tested and serviced in accordance with relevant legislation and guidance.

Question - V.11	Is the sprinkler system provided within the building inspected, tested and serviced in accordance with relevant guidance?
Answer	Yes
Comments	Northwards Housing advise that sprinkler systems (where fitted) are inspected, tested and serviced in accordance with relevant guidance.



Question - V.12	Are hose reels provided within the building inspected, tested and serviced in accordance with relevant guidance?
Answer	Yes
Comments	Camden advises that hose reels (where fitted) are inspected, tested and serviced in accordance with relevant guidance. It is policy to remove these where fitted as residents are untrained in safe use.

Question - V.13	Are the disabled evacuation aids regularly inspected, tested and serviced?
Answer	Yes
Comments	Magenta advises that the system/equipment is tested and serviced in accordance with relevant guidance.

Question - V.14	Is the BS 8629:2019 Evacuation Alert system provided within the building inspected, tested and serviced in accordance with relevant guidance, with appropriate records kept up to date?
Answer	Yes
Comments	SELECT AND EDIT

Question - V.15	Are the automatic hold open or free-swing devices fitted to fire doors in the building inspected, tested and serviced in accordance with relevant guidance, with appropriate records kept up to date?
Answer	Yes
Comments	SELECT AND EDIT

Question - V.16	Is the fire safety system or equipment detailed in S.9 inspected, tested and serviced in accordance with relevant guidance, with appropriate records kept up to date? [1]
Answer	Yes
Comments	Management confirms via the Riskhub Client Portal that inspection and testing of the system/equipment are in accordance with the appropriate guidance. The previous recommendation was marked Approved.

Question - V.17	Is the fire safety system or equipment detailed in S.10 inspected, tested and serviced in accordance with relevant guidance, with appropriate records kept up to date? [2]
Answer	Yes
Comments	Management confirms via the Riskhub Client Portal that inspection and testing of the system/equipment are in accordance with the appropriate guidance. The previous recommendation was marked Approved.



Question - V.18	Is the fire safety system or equipment detailed in S.11 inspected, tested and serviced in accordance with relevant guidance, with appropriate records kept up to date? [3]
Answer	Yes
Comments	Management confirms via the Riskhub Client Portal that inspection and testing of the system/equipment are in accordance with the appropriate guidance. The previous recommendation was marked Approved.

W. Records

Question - W.5	Is there a manual or digital system in place, locally or centrally, to record all relevant information regarding testing, servicing and maintenance of all fire safety systems and equipment?
Answer	Yes
Comments	SELECT AND EDIT

Additional Issues

X. Electrical Services


Question - X.1	Are any wiring systems visible within the common escape route(s) supported in accordance with BS 7671:2018 (as amended) such that they will not be liable to premature collapse in the event of fire? (Consider the use of non-metallic cable clips, ties etc.)
Answer	Yes
Comments	Management confirms via the Riskhub Client Portal that surface mounted wiring systems are adequately supported to prevent premature collapse in a fire. The previous recommendation has been Approved.

Y. Gas Services

Question - Y.1	Are there any fixed gas installations present within the common parts of the building? (Consider gas pipework and meters)
Answer	Yes
Comments	Gas installation pipework/meters were noted within the common parts.

Question - Y.2	Are the fixed gas installations within the common areas adequately enclosed in fire resisting construction where required?
Answer	Yes
Comments	SELECT AND EDIT



Question - Y.3	Is the location and routing of the fixed gas installations within the common areas considered adequate? (Consider proximity to electrical services)	
Answer	No	
Comments	Gas meters and supply pipework were located within the electrical cupboard but were insufficiently separated from the electrical equipment by fire-resisting construction or by distance in accordance with BS 6891 (required to be at least 150mm from electricity meters and associated excess current controls, electrical switches or sockets, distribution boards or consumer units; and at least 25mm away from electricity supply and distribution cables).	
Recommendation	The mains gas pipework/and or meter apparatus located within the common escape route as noted should be rerouted externally. If this is not possible it should be enclosed to 30 minutes fire resisting standard and any vents provided should not open into the common areas.	
Photo		
Priority: B	Quantity: Known (2); Potential (2)	Action ID: 706143

Z. Other Issues

Question - Z.1	Are all other issues deemed satisfactory? [1]
Answer	Yes
Comments	There were no other relevant issues noted at the time of inspection.
Question - Z.4	Confirm that contemporaneous notes have been made of this assessment and photographs of them have been attached to the comments.
Answer	Notes confirmed and photo added
Comments	test



Assessment Risk Rating

Assessment Risk Rating

Question - 1	Taking into account the fire prevention measures observed at the time of this risk assessment, it is considered that the hazard from fire (likelihood of fire) at this property is:
Answer	Medium
Comments	ASSESSOR ADVISORY NOTE - In virtually every property we assess the Hazard from fire (likelihood) in Q1 will be MEDIUM, the Consequences for life safety in Q2 will be MODERATE HARM and the system derived risk rating in Q3 will be MODERATE. The Q4 answer will always be TOLERABLE. If you consider it necessary to uprate either the Hazard or Consequences because of exceptional issues noted during your inspection you must include an explanation in the comment to the question. One such exceptional issue is a Simultaneous Evacuation premises which has no fire alarm system to provide a warning to residents. In this case, you would uprate the Consequences risk to Extreme Harm. The Q3 derived risk rating will automatically uprate to Substantial but the Q4 risk should still be entered as Tolerable - ASSESSOR ADVISORY NOTE.

Question - 2	Taking into account the nature of the property and occupants, as well as fire protection and procedural arrangements observed at the time of this fire risk assessment, it is considered that the consequences for life safety in the event of fire would be:
Answer	Moderate Harm
Comments	ASSESSOR ADVISORY NOTE - In virtually every property we assess the Hazard from fire (likelihood) in Q1 will be MEDIUM, the Consequences for life safety in Q2 will be MODERATE HARM and the system derived risk rating in Q3 will be MODERATE. The Q4 answer will always be TOLERABLE. If you consider it necessary to uprate either the Hazard or Consequences because of exceptional issues noted during your inspection you must include an explanation in the comment to the question. One such exceptional issue is a Simultaneous Evacuation premises which has no fire alarm system to provide a warning to residents. In this case, you would uprate the Consequences risk to Extreme Harm. The Q3 derived risk rating will automatically uprate to Substantial but the Q4 risk should still be entered as Tolerable - ASSESSOR ADVISORY NOTE.

Question - 3	The derived assessment risk rating of the property is:
Answer	Moderate
Comments	moderate 12

Question - 4	On satisfactory completion of all remedial works the risk rating of this property may be reduced to:
Answer	Tolerable
Comments	ASSESSOR ADVISORY NOTE - In virtually every property we assess the Hazard from fire (likelihood) in Q1 will be MEDIUM, the Consequences for life safety in Q2 will be MODERATE HARM and the system derived risk rating in Q3 will be MODERATE. The Q4 answer will always be TOLERABLE. If you consider it necessary to uprate either the Hazard or Consequences because of exceptional issues noted during your inspection you must include an explanation in the comment to the question. One such exceptional issue is a Simultaneous Evacuation premises which has no fire alarm system to provide a warning to residents. In this case, you would uprate the Consequences risk to Extreme Harm. The Q3 derived risk rating will automatically uprate to Substantial but the Q4 risk should still be entered as Tolerable - ASSESSOR ADVISORY NOTE.



6. BAFE Certificate

Part 1a	Name & Address of Certificated Organisation: Môn Fire Management Ltd Unit 26A, Penrhos Industrial Estate, Holyhead LL65 2FD
Part 1b	BAFE registration number of issuing Certificated Organisation: 102889
Part 2	Name of Client: ZZ Demo Housing Group
Part 3a	Address of premises for which the fire risk assessment was carried out: Canton Court, Johnston road, 16-31, Street, Town, N8 9BG
Part 3b	Part or parts of the premises to which the fire risk assessment applies: Common Parts only (not dwellings, where applicable)
Part 4	Brief description of the scope and purpose of the fire risk assessment: Life Safety (as per agreed Specification)
Part 5	Effective date of the fire risk assessment: 16 January 2024
Part 6	Recommended date for reassessment of the premises: 16 January 2027
Part 7	Unique reference number of this certificate: Refer to Master Property List

This certificate is issued by the organisation named in Part 1 of the schedule in respect of fire risk assessment provided for the person(s) or organisation named in Part 2 of the schedule at the premises and / or part of the premises identified in Part 3 of the schedule.

We, being currently a 'Certificated Organisation' in respect of fire risk assessment identified in the schedule, certify that the fire risk assessment referred to in the schedule complies with the Specification identified in the schedule and with all other requirements as currently laid down within the BAFE SP205 Scheme in respect of such fire risk assessment

Signed for and on behalf of the issuing Certificated Organisation:

D. Williams

Daniel Manley Williams AIFireE MIFSM CFPA-E (Dip) (Tier 3 - NAFRAR)



Date of issue: 16 January 2024

